

**RENAISSANCE ZONE AUTHORITY  
MEETING MINUTES  
March 9, 2011**

The Bismarck Renaissance Zone Authority met on March 9, 2011 in the 2<sup>nd</sup> Floor Conference Room in the City-County Office Building at 221 North 5<sup>th</sup> Street.

Authority members present were Dave Blackstead, Chuck Huber, Brenda Smith and Curt Walth.

Technical Advisor Jeff Ubl was present.

Staff members present were Jason Tomanek, Kimberley Gaffrey, Bob Aller and Charlie Whitman.

Guests present were Aimee Reidy – 306 South 10<sup>th</sup> Street, Stephanie Reidy – 1700 1<sup>st</sup> Street NE, Mandan and Dawn Kopp (Downtowners).

**CALL TO ORDER**

Chairman Blackstead called the meeting to order at 4:00 p.m.

**MINUTES**

The minutes of the February 9, 2011 meeting were distributed with the agenda packet.

**MOTION:** A motion was made by Ms. Smith and seconded by Mr. Huber to approve the minutes of the February 9, 2011 meeting as received. The motion passed unanimously with members Blackstead, Huber, Smith and Walth voting in favor.

**RENAISSANCE ZONE PROJECT APPLICATIONS**

**A. 306 South 10<sup>th</sup> Street – Aimee Reidy – Rehabilitation**

Mr. Tomanek gave an overview of the rehabilitation project by Aimee Reidy for the house at 306 South 10<sup>th</sup> Street. He said the applicant is proposing to completely renovate and update the single-family dwelling. The proposed rehabilitation project includes a complete interior demolition and rebuild consisting of a main floor bathroom remodel/expansion with a new tub/shower, reframing remaining closet areas, remove a wall to open kitchen/dining areas, re-route the water heater venting and remove the chimney from the kitchen area, patch the roof where the chimney was located, change heating ductwork from wall to floor vents, install microwave and stove venting, install new electrical wiring throughout, new plumbing in the kitchen and bath areas, convert basement half-bath to a full bath, seal framing members and all door and window openings, insulate walls and attic, new sheetrock with tape and texture on walls and ceilings, new cabinets and counter tops in the kitchen and bathroom and new flooring throughout the home. Mr. Tomanek concluded by saying the main floor area of the house is 812 square feet and with an estimated property tax exemption of \$5,500 over five years and an estimated state income tax exemption of \$2,500 over five years. The total project investment is approximately \$20,000-\$25,000 and the estimated value with the investment is \$120,000.

Mr. Tomanek then listed the following findings for the proposed Renaissance Zone Project:

1. The proposed use is consistent with the City's Renaissance Zone Development Plan.
2. The proposed exterior rehabilitation is sufficient to eliminate any and all deteriorated conditions on the exterior of the building.
3. The applicant has indicated that \$20,000 to \$25,000 would be expended to rehabilitate the home; which calculates between \$24.63 and \$30.79 per square foot. The proposed capital reinvestment is between 29.3% and 36.7% of the City's assessed value for the building. Rehabilitation of single-family residences must be at least 20% of the assessed building value and \$15.00 per square foot in order to qualify.

Mr. Tomanek said based on the above findings, staff recommends approval of the designation of the rehabilitation of the home at 306 South 10<sup>th</sup> Street by Aimee C. Reidy as a Renaissance Zone project, a 100% property tax exemption on the building and improvements for five years beginning with the date of completion, and an exemption from personal tax liability for five taxable years beginning with the date the rehabilitation has been completed.

Mr. Huber inquired about the exterior of the home and if it is also in need of repair. Ms. Reidy responded by saying the exterior is in good condition.

Mr. Walth expressed his concern with the exterior of the home as well.

**MOTION:** Based on the findings included in the staff report, a motion was made by Mr. Walth and seconded by Ms. Smith to recommend approval of the request for designation of the rehabilitation of the home at 306 South 10<sup>th</sup> Street by Aimee C. Reidy as a Renaissance Zone project, a 100% property tax exemption on the building and improvements for five years beginning with the date of completion, and an exemption from personal tax liability for five taxable years beginning with the date the rehabilitation has been completed, with the condition that staff will meet with the contractor on-site to ensure that the exterior of the home is in good condition and that there are no repairs necessary. The motion passed unanimously with members Blackstead, Huber, Smith, and Walth voting in favor.

## **RENAISSANCE ZONE DEVELOPMENT PLAN MODIFICATION DISCUSSION**

Mr. Tomanek said that the City of Bismarck has a development plan for the Renaissance Zone that basically outlines the requirements, findings, objectives of the Renaissance Zone and also identifies potential projects. He went on to say that the original plan was drafted in 1999-2000 when the Renaissance Zone was created. Since that time, subsequent updates have been made to the plan. The plan needs to be updated because of the Zone boundary modification; the Tribune block (4A) was removed and the block with the Richtman's Printing building was added. Mr. Tomanek indicated that there are several other updates that need to be completed to keep the plan current. He said that staff will make all the proposed changes and distribute it to the Renaissance Zone Authority before it goes before the Board of City Commissioners and the State.

## **DC-DOWNTOWN CORE AND DF-DOWNTOWN FRINGE ZONING DISTRICTS UPDATE**

Mr. Tomanek said the public hearing for the zoning ordinance text amendment was held at the February 23, 2011 Bismarck Planning & Zoning Commission. The Bismarck Planning & Zoning Commissioners recommended approval as presented and the final public hearing will be held at the March 22, 2011 Board of City Commissioners meeting.

## **STATUS OF APPROVED RENAISSANCE ZONE PROJECTS**

Mr. Tomanek said that there are only a few Renaissance Zone projects that are currently open.

## **STATUS OF APPROVED CORE INCENTIVE PROJECTS**

Mr. Tomanek said that no CORE Incentive Program Projects have been closed out since the last Renaissance Zone Authority meeting.

## **OTHER BUSINESS**

There was no other business.

## **ADJOURNMENT**

There being no further business, Chair Blackstead adjourned the meeting of the Bismarck Renaissance Zone Authority at 4:45 p.m.

Respectfully Submitted,

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Kimberley Gaffrey  
Recording Secretary

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David Blackstead  
Chair